

# QUABOAG HEIGHTS FEATURES

## Foundation

- 8" Concrete Foundation
- 4" Concrete Floor in Garage
- 4" Concrete Floor in Basement
- Footing Drainage

## Framing

- 2x6 Exterior Walls
- 1/2" OSB
- Vinyl Siding
- 2x4 Interior Walls

## Floors

- 2x10 Floor Joists
- 3/4" TG Engineered floor Boards

## Roof

- Engineered Trusses
- 1/2" Plywood
- 30 yr. Architectural Shingles

## Exterior Doors

- 36" Steel Insulated Front Entry Door
- 8x16' Steel Insulated Overhead Door (Automatic Door Opener Included)
- 6' Vinyl Sliding Patio Door

## Exterior

- 10'x10' patio off side door
- Covered front porch
- 8 x 15 covered trex deck

## Interior Door & Trim

- Six Panel Masonite Interior Doors
- Colonial Style Molding
- Knobs and hinges to be brushed nickel

## Insulation

- R-21 Fiberglass Insulation for Exterior Walls
- R-49 Blown Insulation for Above Ceiling

## Plumbing

- 40 Gallon Natural Gas Hot Water Heater

## Entryway

- Tile

## Living Room

- Hardwood flooring
- Gas Fireplace

## Baths

- Cabinetry of choice from samples
- Delta faucet- brushed nickel
- Tile flooring
- Toilet
- Tub/shower combination
- Granite countertop

## Kitchen

- Choice of hardwood or tile
- Delta Faucet-brushed nickel
- 1/2 hp Garbage Disposal
- Water Connection for Ice Maker
- Stainless Steel appliances- stove, refrigerator, dishwasher, microwave, sink
- Cabinetry of choice from samples
- Granite countertops

## Laundry

- Washer Hook-Ups
- Electric Dryer Hook-Ups

## Electrical

- 100 Amps Electrical Service
- Four Exterior Lights
- Two Exterior Outlets
- Smoke Detectors/Carbon Monoxide Detectors per Building Code
- Interior Lighting Fixtures Included

## Paint

- Walls - Off White
- Trim - White

## Heating and Air Conditioning

- Force Hot Air Heat System (Power Vented Out, Natural Gas)
- Central Conditioning

## Optional Upgrades

- Four season sunroom w/ carpet – \$8,000
- Four season sunroom w/ hardwood – \$9,000
- 1,000 sf fully finished basement w/ carpet – \$25,000
- Master bedroom w/ hardwood – \$3,320
- Guest bedroom w/ hardwood – \$2,320